

FM 2818
(VARIABLE WIDTH R.O.W.)

S54°08'08"E 390.18'

N54°09'22"W 313.21'

N47°35'10"W 378.67'

50' BUILDING SETBACK LINE

25' UTILITY EASEMENT

LONE STAR
GAS COMPANY
327/349

FUTURE
DETENTION POND
195' X 80'

20' BUILDING SETBACK LINE

S42°44'27"W 1999.78'

M. LIPSITZ & CO. INC.
34.77 ACRES
VOL. 1968, PG. 108

RAFEK N. SHANAA AND
ELIZABETH A. SHANAA
34.031 ACRES
VOL. 2130, PG. 304

RANDALL D. BRITTON ET UX
204.37 ACRES
VOL. 1305, PG. 131

James M. Webb Survey A-242
Hezekiah Jones Survey A-145

S.F. Austin Survey A-62

R.O.W. DEDICATION

PROPERTY LINE

20' BUILDING SETBACK LINE

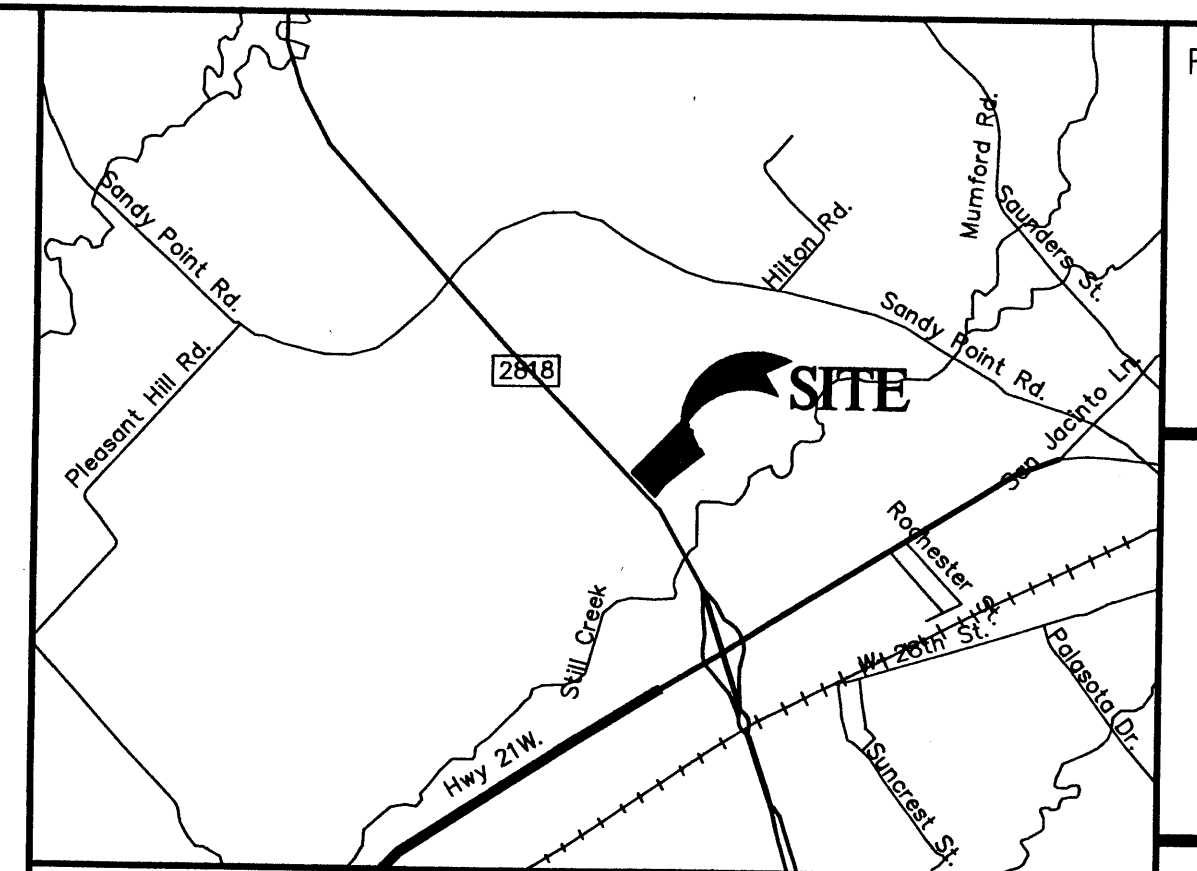
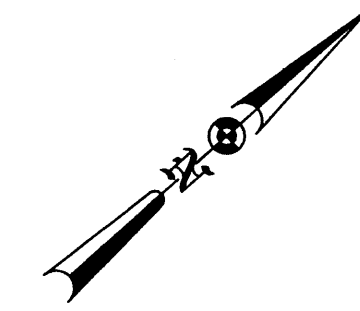
1028.89'

N41°22'59"E

N42°32'43"E

530.37'

1" = 100'



LOCATION MAP N.T.S.

ERNEST ORTIZ ET UX
19.95 ACRES
VOL. 2456, PG. 167

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA. T.V. = CABLE TELEVISION
E.S.M.T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND IRON ROD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°30'10"W	46.77
L2	S83°21'28"E	61.61
L3	N74°22'08"E	33.67
L4	S28°36'39"W	56.65
L5	S02°58'27"W	34.68
L6	S58°24'20"E	27.10
L7	S31°30'23"W	43.53
L8	S67°51'58"E	107.33
L9	S00°24'42"W	33.21
L10	S54°50'49"E	32.70
L11	S20°26'05"W	53.06
L12	S64°19'50"W	41.64
L13	S32°39'05"E	141.20
L14	N74°56'28"E	15.72
L15	N29°54'28"E	31.18
L16	S18°03'38"E	46.80
L17	S60°52'43"E	14.46
L18	N39°37'27"E	14.48
L19	S43°48'34"E	54.95
L20	S24°34'51"W	66.07
L21	S06°38'22"E	27.37
L22	N79°19'53"E	26.29
L23	N64°33'00"E	37.00
L24	S49°05'08"E	25.14
L25	S40°36'37"W	25.07
L26	S09°08'47"W	42.72
L27	S37°13'42"E	29.24

PRELIMINARY PLAT ESTABLISHING
TEXAS WASTE MANAGEMENT SERVICES

BEING A 34.775 ACRE TRACT, A PART OF THE S.F. AUSTIN SURVEY, ABSTRACT 62, BRAZOS COUNTY, TEXAS, BEING ALL OF A 34.775 ACRE TRACT CONVEYED TO M. LIPSITZ & CO. INC. BY DEED RECORDED IN VOLUME 1968, PAGE 108 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BRAZOS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE BRYAN PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

THIS PLAT OF TEXAS WASTE MANAGEMENT SERVICES HAS BEEN SUBMITTED TO THE CITY OF BRYAN, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS DAY OF A.D. 20

BY: DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BRAZOS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

NOTARY PUBLIC
BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M. AND DULY RECORDED THE DAY OF A.D. AT M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D.

COUNTY CLERK, BRAZOS COUNTY, TEXAS
BY: DEPUTY

Received

MAY 12 2006

Development & Engineering
Services

Rev.

MATKIN-HOOVER
ENGINEERING, INC.

P.O. BOX 54
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
PH: 830-249-0600

CIVIL ENGINEERS
LAND PLANNERS
CONSULTANTS

PRELIMINARY PLAT
FOR
TEXAS WASTE MANAGEMENT SERVICES
BRYAN, TEXAS

PP06-09
JOB NO. 2209.00
DATE MAY 2006
DESIGNED CDM
CHECKED JDC
SHEET 1 OF 1